

# PETITION FOR SPECIAL HEARING 84-308-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Amendments and modifications of the Special Exception previously granted in Case No. 83-74-X and, if necessary, to provide an interpretation of such grant of Special Exception.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
W. Lee Thomas  
(Type or Print Name)  
Signature  
409 Washington Avenue, Suite 314  
Baltimore, MD 21204  
Attorney's Telephone No.: 296-6777

Legal Owner(s):  
INTERNATIONAL TRADING CO., INC.  
(Type or Print Name)  
Signature  
Address  
City and State  
Suite 614  
409 Washington Avenue  
Baltimore, MD 21204  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
W. Lee Thomas  
409 Washington Ave., Suite 314  
Baltimore, MD 21204  
Attorney's Telephone No.: 296-6777

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of May, 1984, at 1:30 o'clock P.M.

Cal Johnson  
Zoning Commissioner of Baltimore County.

K.C.O.-No. 1

(over)

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Zoning Commissioner of Baltimore County.

K.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
S/S Joppa Rd., 166' SE of the : OF BALTIMORE COUNTY  
Centerline of Fairmount Ave., :  
9th District  
INTERNATIONAL TRADING CO., : Case No. 84-308-SPH  
INC., Petitioner

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 20th day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to W. Lee Thomas, Esquire, 409 Washington Avenue, Suite 314, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman

84-308-SPH 7th Trunk 5/1/84 1:35  
+ to the 1st floor, 1st  
+ 1st floor, 1st floor  
Maryland Family, Baltimore

Appl. bldg of 2 apt. in RAE-2 - on 3rd floor - 1500 sq. ft.  
now want bldg. used for office use -  
and 1 unit of apt. - 80-74-X - parking  
configuration of bldg. - att. land parking - driveway  
reduced by approx 200 sq. ft. - all 2 floors -

I Harold Rubin - exec. of 7 lot - owned prop. for 12 years -  
want to develop prop. for use as -  
marketing & distribution company -  
Towson for 20 yrs & want to remain

II Gary Swartz - please see 1st, 4, 6 - 4 apt. bldg. -  
in apt. bldg. - 1st floor - 1st floor -  
desire to develop for 3rd floor - bldg.  
newer along Joppa Rd. & 1st floor -  
slightly different parking in bldg. & garage  
different on garage - garage attached parking -  
no driveway - 1st floor - 1st floor -  
garage bldg. - 1st floor - 1st floor -  
4 story - 1st floor - 1st floor -  
garage bldg. - 1st floor - 1st floor -  
same as other space for small office &  
labs, & maintenance use -

Managers - desire to east - 1st floor - 1st floor -  
development which will be used for -  
all other things - bldg. bldg.

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: April 20, 1984  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
International Trading Co., Inc.  
SUBJECT: 84-308-SPH

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber per J. Howell  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/st

Stick, Dea Sun 83-74X

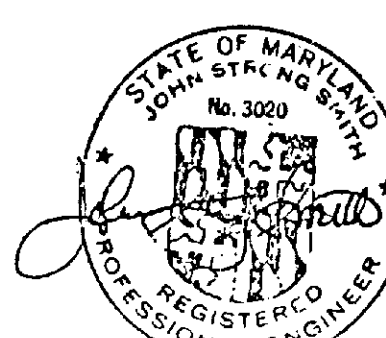
FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to accompany a  
Zoning Petition for a Special  
Exception to permit an Office Building  
in an existing RAE-2 Zone

May 5, 1982

Beginning for the same at a point being located South 52° 07' East 166 feet more or less from the intersection formed by the center lines of Joppa Road and Fairmount Avenue, running thence binding on the South side of Joppa Road, the two following courses, viz: (1) southeasterly by a curve to the right having a radius of 160.00 feet for a distance of 30.61 feet, said curve being subtended by a chord bearing South 84° 09' 12" East 30.56 feet and (2) South 68° 32' 10" East 90.50 feet, running thence leaving said road, (3) South 20° 58' 00" West crossing the existing Zoning Line between RAE-2 and DR 10.5 at a distance of 271 feet, in all, 410.48 feet, (4) North 66° 53' 30" West 60.04 feet, running thence (5) North 20° 58' 00" East, binding for part of the distance on the existing Zoning Line between DR 10.5 and RO Zones a distance of 141 feet and binding for part of the distance on the existing Zoning Line between RAE-2 and RO, a distance of 20 feet, in all, 181.20 feet, running thence (6) North 69° 02' 00" West 60.10 feet, running thence (7) North 21° 10' 00" East, binding on the existing Zoning Line between RAE-2 and RO Zones, in all, 28.00 feet, running thence (8) North 20° 58' 00" East, binding for part of the distance on the existing Zoning Line between RAE-2 and RO Zones a distance of 32 feet, in all, 191.85 feet to the place of beginning.

Containing 0.876 acres of land more or less.



Stick, Dea Sun 83-74X

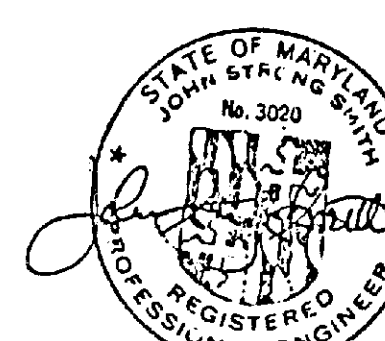
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Containing 0.876 acres of land more or less.





Arnold Jablon  
Baltimore County  
May 25, 1984  
Page 2

Thanking you for your consideration in reading and replying to this letter, I remain,

Respectfully,

MANGIONE FAMILY ENTERPRISES

Nicholas B. Mangione

NBM?mrp

June 1, 1984

Please be advised that I cannot provide you legal advice, which it is apparent you are requesting. My decision in no way involves the zoning of your property, and I have no authority to rezone at any rate. Any impact my decision will have on your property should be the import of advice provided by an attorney.

Arnold Jablon  
Zoning Commissioner

AJ:ech

COUNTY REVIEW GROUP MEETING MINUTES  
Thursday, May 10, 1984

ITC BUILDING  
DISTRICT 9 C4

COUNTY REVIEW GROUP - THOSE PRESENT\*

Gilbert S. Benson, Chairman - Dept. of Public Works  
Eugene A. Bober, Co-Chairman - Office of Planning

Agency Representatives

Diana Itter - Office of Zoning  
Harris Shalowitz - Bureau of Public Services

Developer - w/for Representatives

Harold T. Rubin - International Trading Co., Inc.  
W. Lee Thomas - International Trading Co., Inc.  
Roy Kirby, Jr. - Commercial Contracting Corp.  
Douglas Kelso - Richter, Cornbrooks, Gribble, Inc.  
Ed Hallie - Daft-McCune-Walker, Inc.  
Stacy Fisher - Daft-McCune-Walker, Inc.

\*Attachment - Interested Citizens

The meeting was convened at 1:30 p.m. by Mr. Benson, Chairman of the County Review Group. Mr. Benson introduced those present and explained the purpose of the meeting.

Ms. Stacy Fisher presented the plan. They propose to develop this tract into an office building with access to the site from Joppa Road. The location entrance has been reviewed with the Traffic Engineer. A special hearing to approve an amendment to the site plan was scheduled on May 8, 1984. This tract is zoned RAE-2 and DR 10.5. A portion of the land at the easternmost part of the tract is being set aside as open space and storm drain easement.

Mr. Bober summarized the written comments submitted from Planning, Zoning, Health, Fire, Traffic Engineering and Developers Engineering Division. A copy of these comments was given to the developer and developer's engineer, and have also been made a part of these minutes.

Planning - Building is located within an RAE-2 zone and under Section 202 of the Baltimore County regulations, the County Review Group (CRG) must refer this development to the Planning Board for their review and approval. Elevation drawings will be required by the Planning Board.

Zoning - The special hearing to approve an amendment to the site plan was scheduled for 5/8/84. Approval of this plan is contingent upon the outcome of the hearing by the Zoning Commissioner. Parking within this site must be designed in accordance with the

99 8+30 5th

ITC BUILDING

-2-

May 10, 1984

standard 9' x 20' parking space with a 20' aisle.

Fire - A fire hydrant shall be located within 50' of the siamese connection.

Traffic Engineering - Entrance needs to be designed as a standard right turn out only island.

Health - Plan is recommended for approval subject to the owner agreeing in writing to comply with the best management practices.

Developers Engineering Division - Sidewalks and street lights are required for this development.

CITIZENS' COMMENTS

Mr. Harold Burton was concerned about water that would flow onto his property causing ponding. The CRG stated that the water would be carried from the site to the existing stream within his property. A storm drain inlet is being proposed to pick up the drainage as shown on the schematic plan.

This plan was recommended for approval by the CRG subject to Planning Board approval. This concept plan will be taken before the Board for approval on 5/17/84 and to another CRG meeting scheduled for 5/23/84.

The meeting was adjourned at 2:30 p.m.

BSB

ITC BUILDING  
1:30 p.m.  
May 10, 1984  
C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

SIGN IN

Name Address

Harold F. Burton 2100 DALEWOOD ST.  
Lutherville, MD  
LGS Spg  
J. Mangione MANGIONE FAMILY  
J. Mangione ENTERPRISES 1255 YORK RD. 21093  
J. Mangione J. Mangione

BALTIMORE COUNTY, MARYLAND

DATE: April 25, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU  
Captain Joseph Kelly

PROJECT NAME: I.T.C. Building PRELIMINARY PLAN

PROJECT NUMBER: CRG Agenda 5/10/84 1:30 pm TENTATIVE PLAN

LOCATION: Joppa/Fairmount DEVELOPMENT PLAN

DISTRICT: 9 FINAL PLAN

Comments

1. Proposed buildings shall be designed and constructed in accordance with the Fire Prevention Code and the 1981 NFPA 101 Life Safety Code.
2. Fire hydrant shall be within 50 feet of siamese connection.

DEPARTMENT OF TRAFFIC ENGINEERING  
BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert A. Morton DATE: May 9, 1984

FROM: C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: ITC Building C.R.G. PLAN: y

PROJECT NUMBER & DISTRICT: 9C4 DEVELOPMENT PLAN:

LOCATION: Joppa & Fairmount RECORD PLAT:

The entrance needs to be designed as a standard right-turn out only island.

C. Richard Moore  
Acting Deputy Director  
Traffic Engineering

CRM/GMJ/ccm

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: OFFICE OF PLANNING AND ZONING

DATE: May 2, 1984

PROJECT NAME: ITC Building PLAN: XXXXXXXXXXXXXXXXXXXX

COUNCIL & ELECTION DISTRICT: 405 East Joppa Road PLAN EXTENSION:

REVISED PLAN:

PLAT:

This building is on RAE-2 and D.R.10.5 land. The subject site is on Joppa Road East of Fairmount Avenue. The proposed building contains 23,356 square feet with four floors. Fifty one (51) parking spaces are required and fifty four (54) are proposed.

The County Review Group must refer this development to the Planning Board under Section 202 of the Baltimore County Zoning Regulations. The Planning Board will require elevation drawings.

A detailed landscaping plan must be submitted prior to building permit approval.

Eugene A. Bober

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

FROM: ZONING

DATE: May 10, 1984

PROJECT NAME: ITC Building PLAN: May 10, 1984

LOCATION: N/S Joppa Rd. E of Fairmount Ave. DEVELOPMENT PLAN:

DISTRICT: 9th Election District PLAT:

The following comments were based upon the plan dated 4/10/84:

1. A Special Hearing (Case No. 84-308-SPH), to approve an amendment to the site plan granted by Case No. 83-74-X has been scheduled for 5/8/84. The previous Special Exception was granted for offices and apartments on July 1, 1983, subject to several restrictions imposed by Commissioner William E. Hammond's earlier Order, excepting Restriction No. 3. If CRG approval occurs, final approval is contingent upon the outcome of the Special Hearing.
2. The CRG plan is slightly different from the plan submitted for the zoning hearing. The plan submitted for the zoning hearing has an adequate amount of amenity open space located in the R.A.E. zone. The CRG plan must be revised to agree with it.
3. Parking spaces as shown on the CRG plan are inadequate in size and do not meet the minimum 300 sq. ft. of maneuvering room per space as required by Section 409.2 of the B.C.Z.R. Either the parking spaces must be revised to 9' x 20' with 20 ft. aisles or 9' x 18' with 24 ft. aisles or if 8 1/2' x 18' is room per space. Other acceptable parking patterns are shown on the check list for commercial site plans.
4. If attendant parking is used, 8 1/2' x 18' is acceptable provided 250 sq. ft. of maneuvering area per space is provided.

Diana Itter  
Zoning Associate III

DI:aj

7/32bce



COUNTY REVIEW GROUP  
COMMENTS ON PROPOSED SUBDIVISION PLANS  
BALTIMORE COUNTY DEPARTMENT OF HEALTH

May 9, 1984  
Date

ITC Building

Subdivision Name, Section and/or Plat

International Trading Co.  
Developer and/or Engineer

Watershed No. of Lots or Units 1 0.876 Public Water Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- X Public sewers ☒, public water ☒, must be utilized and/or extended to serve the property.
- X A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, ☒ has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- X It is recommended the plan, be approved as submitted, ☒ be approved as submitted subject to the following conditions noted: in attached memo dated May 9, 1984
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS: MRP

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford Date: May 9, 1984

FROM: Stephanie Taylor

SUBJECT: ENVIRONMENTAL EFFECTS REPORT - ITC BUILDING  
CRG MEETING MAY 10, 1984

PLAN REVIEW NOTES

- Office building with parking on 0.876 acres.
- Public Water and Sewer proposed.
- Not in reservoir watershed.
- Stream crosses site. An area of Baile (BaA) soil exists on site.
- Proposed impervious area is 67% of the site.
- Stormwater management is required.

RESPONSES

Environmental Effects Report is approved, subject to the following conditions.

- No development is allowed in Baile (BaA) soil.
- The owner agrees in writing to comply with the following best management practices at this site.
  - All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
  - Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
  - Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
  - Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
  - Filling will not occur in grassed or lined drainage ditches or swales.

SAT:sp

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: May 9, 1984

FROM: Edward A. McDonough, P.E., Chief  
Developers Engineering Division

PROJECT NAME: ITC Building  
PROJECT NUMBER: #84086  
LOCATION: Joppa Road,  
E. of Fairmount Avenue  
DISTRICT: 9C4

The Plan for the subject site, dated April 10, 1984 and revised April 17, 1984, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

The Developer is responsible for the full cost of all highway and storm drain construction.

Any manmade embankment over 10 feet vertically shall be designed and/or approved by a soils engineer.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

There are two existing gas mains along the south side of Joppa Road.

HIGHWAY COMMENTS:

Joppa Road is an existing road, which is improved to its currently planned limits.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area. (This paragraph applies to any frontage of the site that does not already have existing sidewalks.)

Project #84086  
ITC Building  
Page 2  
May 9, 1984

HIGHWAY COMMENTS: (Cont'd)

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer. The outfall drainage facility must be curved to direct storm water downstream.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

A drainage study will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit.

Project #84086  
ITC Building  
Page 3  
May 9, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

In accordance with Bill No. 56-82, filling within a flood plain is prohibited.

The Developer must furnish the Bureau of Public Services with a drainage study containing the following information:

- A map of scale 1"=200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.
- Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- A profile of the stream.
- A plan with the location of the field run cross-sections indicated.
- Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U. S. Corps of Engineers Computer Program HEC-2."
- Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location) with estimated construction costs included, to verify his selection.
- The stream is to be cleared of all fallen trees, stumps and debris.

Project #84086  
ITC Building  
Page 4  
May 9, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended. A public storm drain easement will be required and will include the entire storm water management facility.

The Developer may request, in writing, an exemption of storm water management. The request should stress engineering studies justifying such an exemption. After evaluation, the County will then notify the Developer of its conclusion.

WATER AND SANITARY SEWER COMMENTS:

Public water and sanitary sewer mains exist in Joppa Road, and may be used to provide service to the site, if the new building can be kept at a high enough elevation to provide a sewer connection.

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Permission to obtain a metered connection for water and a connection for sewer from the existing mains may be obtained from the Department of Permits and Licenses.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This charge is in addition to the normal front foot assessment and permit charges.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

This site is subject to the sewer allocation policy as established by the Baltimore County Council.

Project #84086  
ITC Building  
Page 5  
May 9, 1984

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

\*\*\*\*\*

This site may be approved subject to the above comments.

*Edward A. McDonough*

EDWARD A. MCDONOUGH, P.E., Chief  
Developers Engineering Division

EAM:HMS:ss

cc: File



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

May 17, 1984

W. Lee Thomas, Esquire  
409 Washington Avenue, Suite 314  
Towson, Maryland 21204

IN RE: Petition Special Hearing  
S/S of Joppa Road, 166' SE of  
the centerline of Fairmount  
Avenue - 9th Election District  
International Trading Company,  
Inc., Petitioner  
Case No. 84-308-SPH

Dear Mr. Thomas:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

AJ/srl

Attachments

cc: Mr. Louis Mangione  
1205 York Road  
Lutherville, Maryland 21093

People's Counsel



## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 27, 1984

COUNTY OFFICE BLDG.  
111 N. Chesapeake Ave.  
TOWSON, MARYLAND 21204W. Lee Thomas, Esquire  
109 Washington Avenue  
Suite 314  
Towson, Maryland 21204RE: Case No. 84-308-SPH (Item No. 256)  
Petitioner - International Trading  
Company, Inc.  
Special Hearing Petition

Dear Mr. Thomas:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to amend the site plan filed in Case #83-74-X by deleting the proposed apartments and changing the shape of the proposed building, this special hearing is required.

As indicated in the comments of the Office of Current Planning, compliance with Section 202 of the zoning regulations (i.e. Planning Board approval) must be obtained before any building permit is issued. In addition, particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

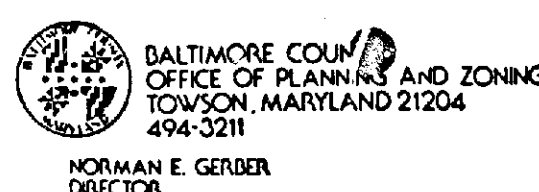
Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory

ENCLOSURE

Enclosures

cc: Richter, Gombrooks, Gribble, Inc.  
2120 North Charles Street  
Baltimore, Maryland 21218Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204Re: Zoning Advisory Meeting of 4/2/84  
Item # 256  
Property Owner: INTERNATIONAL TRADING CO., INC.  
Location: SE/COR. JOPPA RD. & FAIRMOUNT AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Bearing calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-84 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 4/2/84.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

MUST HAVE PLANNING BOARD APPROVED PLAN FOR RAE 2 ZONE.

Eugene A. Boler  
Eugene A. Boler  
Chief, Current Planning and Development

cc: James Howell

## BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 256, Zoning Advisory Committee Meeting of April 3, 1984

Property Owner: International Trading Co., Inc.

Location: SE/COR. JOPPA RD. District 9

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☒ Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☐ Prior to a new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☐ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

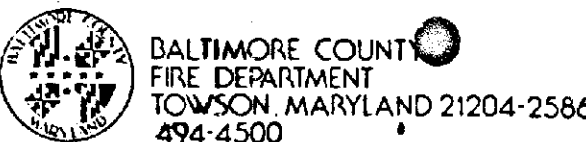
SS 20 1082 (1)

Zoning Item # 256 Zoning Advisory Committee Meeting of April 3, 1984  
Page 2

- ☒ Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ☐ Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ☐ Soil percolation tests (have been/must be) conducted.
- ☐ The results are valid until \_\_\_\_\_.
- ☐ Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until \_\_\_\_\_.
- ☐ If not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Application.
- ☐ Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ☒ If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ☐ Others \_\_\_\_\_

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

PAUL H. REINCKE  
CHIEF

April 10, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: International Trading Co., Inc.

Location: SE/COR. JOPPA RD. and FAIRMOUNT AVENUE

Item No.: 256 Zoning Agenda: Meeting of 4/3/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (1) Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (2) A second means of vehicle access is required for the site.
- (3) The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- (4) The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (5) The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- (6) Site plans are approved, as drawn.
- (7) The Fire Prevention Bureau has no comments at this time.

Noted and Approved: George M. McGonigle  
Fire Prevention Bureau

Fire hydrant shall be located within 50 feet of sprinkler siamese connection.

TED JAEKEL JR.  
DIRECTOR  
Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

April 10, 1984

Dear Mr. Jablon:

Comments on Item # 256 Zoning Advisory Committee Meeting are as follows:

Property Owner: International Trading Co., Inc.  
Location: SE/COR. JOPPA ROAD and FAIRMOUNT AVENUE  
Existing Zoning: R-1, E-2  
Proposed Zoning: Special Hearing to approve amendments and modifications of the Special Exception granted in Case #82-74-X and if necessary to provide interpretation of such grant of Special Exception.

Acres: 0.676

District: 9th.

The items checked below are applicable:

- ☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- ☒ Building and other miscellaneous
- ☒ Separate permits for elevators, retaining walls, paving, fences and other
- ☒ Residential: Three sets of construction drawings are required to file a permit miscellaneous application. Architect/Engineer seal is/are not required. Non-exempted seals permit/s, and signatures are required on Plans and Technical Data.
- ☒ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☒ An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two Family use ground on adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 101.1 and Table 102, also Section 50-2.
- ☒ Requested variance appears to conflict with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- ☒ A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- ☒ Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- ☒ Comments - See Bill 4-82, Section 629.1 - Any building over 15'-0" at the lowest point of grade to the roof level shall be sprinkled. Show entrance point for handicapped and elevator location. Handicapped spaces shall be posted with approved signs, show all ramps and curb cuts.

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 102 (Plans Review) at 111 N. Chesapeake Ave., Towson.

Very truly yours,  
Charles E. Burman, Chief  
Plans Review

## PETITION FOR SPECIAL HEARING

9th Election District

ZONING: Petition for Special

LOCATION: South side Joppa Road, 1/2 mile southeast of the intersection of Joppa Road and Fairmount Avenue

DATE &amp; TIME: Wednesday, May 1, 1984 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 N. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the following:

Petition for Special Hearing under Section 602 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner should approve amendments and modifications of the Special Exception previously granted in Case No. 82-74-X and, if necessary, to provide an interpretation of such grant of Special Exception.

Being the property of International Trading Co., Inc., as shown on plat filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day period.

The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of

ARNOLD JABLON

Zoning Commissioner of Baltimore County

Apr. 18

## CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on \_\_\_\_\_ day of \_\_\_\_\_, 1984, the \_\_\_\_\_ publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ April 1984.

THE JEFFERSONIAN

B. L. Lusk, Manager

Cost of Advertisement, \$ 22.00

## CERTIFICATE OF PUBLICATION

P-4-318-SPH

Towson, Md. 5/15 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for \_\_\_\_\_ consecutive weeks, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ April 1984.

The TOWSON TIMES

M. Engelke

Cost of Advertisement: \$ 22.08

DUPLICATE  
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on \_\_\_\_\_ day of \_\_\_\_\_, 1984, the \_\_\_\_\_ publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ April 1984.

THE JEFFERSONIAN

B. L. Lusk, Manager

Cost of Advertisement, \$ 22.00

## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing	
	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map								
Petition number added to outline								
Denied								
Granted by ZC, BA, CC, CA								
Reviewed by: ua/SD			Revised Plans:		Change in outline or description _____ Yes _____ No			
Previous case: 83-74-X			Map # 3C					

Item # 256



60711 p70 4/13

# CERTIFICATE OF PUBLICATION

**PETITION FOR SPECIAL HEARING**  
 5th Edition - strict  
**ZONING:** Petition for Special Hearing  
**LOCATION:** South side Joppa Road, 166' SE of the centerline of Fairmount Avenue  
**DATE & TIME:** Wednesday, May 9, 1984 at 1:30 P.M.  
**PUBLIC HEARING:** Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
 Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve amendments and modifications of the Special Exception previously granted in Case No. 83-74-X and, if necessary, to provide an interpretation of such grant of Special Exception.  
 Being the property of International Trading Co., Inc., as shown on plat filed with the Zoning Department.  
 In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
 BY ORDER OF ARNOLD JABLON  
 ZONING COMMISSIONER OF BALTIMORE COUNTY  
 54884-L60711

Towson, Md. 5/15 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 18th day of April 1984.

The TOWSON TIMES  
*M. C. G. Miller*

Cost of Advertisement: \$ 22.08

W. Lee Thomas, Esquire  
 1409 Washington Avenue  
 Suite 314  
 Towson, Maryland 21204

cc: Richter, Combrooks, Bribble, Inc.  
 2120 North Charles Street  
 Baltimore, Maryland 21218

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your petition has been received and accepted for filing this 3rd day of April, 1984.

*Arnold Jablon*  
 ARNOLD JABLON  
 Zoning Commissioner

Petitioner International Trading Co., Inc.  
 Petitioner's Attorney W. Lee Thomas

Received by: *Nicholas B. Commodari*  
 Nicholas B. Commodari  
 Chairman, Zoning Plans Advisory Committee

# CERTIFICATE OF POSTING

## ZONING DEPARTMENT OF BALTIMORE COUNTY

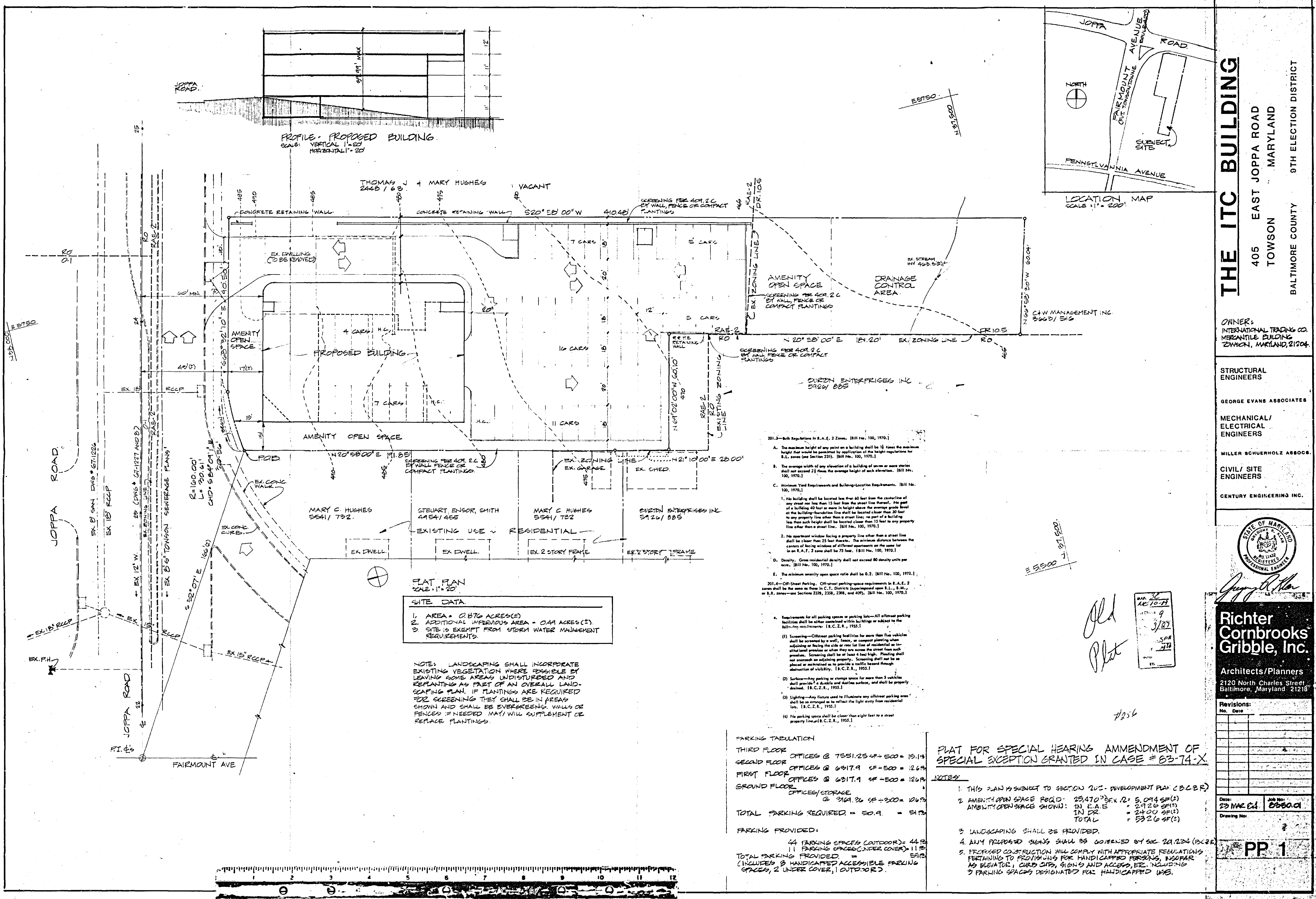
Towson, Maryland

District 9 Date of Posting 4/20/84  
 Posted for: Petition for Special Hearing  
 Petitioner: International Trading Co., Inc.  
 Location of property: 5/5 Joppa Rd., 166' SE of the c/c of Fairmount Ave.  
 Location of Signs: front of property (405 E. Joppa Rd.)  
 Remarks: \_\_\_\_\_  
 Posted by: Sean J. Gorman Date of return: 4/26/84  
 Signature \_\_\_\_\_  
 Number of Signs: 1

## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>uan/SD</u>	Revised Plans: Change in outline or description <u>Yes</u> _____ No									
Previous case: <u>83-74X</u>	Map # <u>3C</u>									

Item # 256



THE ITC BUILDING

405 EAST JOPPA ROAD  
TOWSON MARYLAND  
BALTIMORE COUNTY 9TH ELECTION DISTRICT

OWNER:  
INTERNATIONAL TRADING CO.  
MERCHANDISE BUILDING  
DOWNS, MARYLAND, 21204

STRUCTURAL  
ENGINEERS

GEORGE EVANS ASSOCIATES

MECHANICAL/  
ELECTRICAL  
ENGINEERS

MILLER SCHUERHOLZ ASSOC.

CIVIL/ SITE  
ENGINEERS

CENTURY ENGINEERING INC.



*Gregory W. Richter*

Richter  
Cornbrooks  
Gribble, Inc.

Architects/Planners  
2120 North Charles Street  
Baltimore, Maryland 21218

Revisions:

No.	Date
1	10/10/77
2	10/10/77
3	10/10/77
4	10/10/77
5	10/10/77
6	10/10/77
7	10/10/77
8	10/10/77
9	10/10/77
10	10/10/77
11	10/10/77
12	10/10/77

Date: 10/10/77  
Job No: 88500-0  
Drawing No: 1

10/10/77

10/10/77

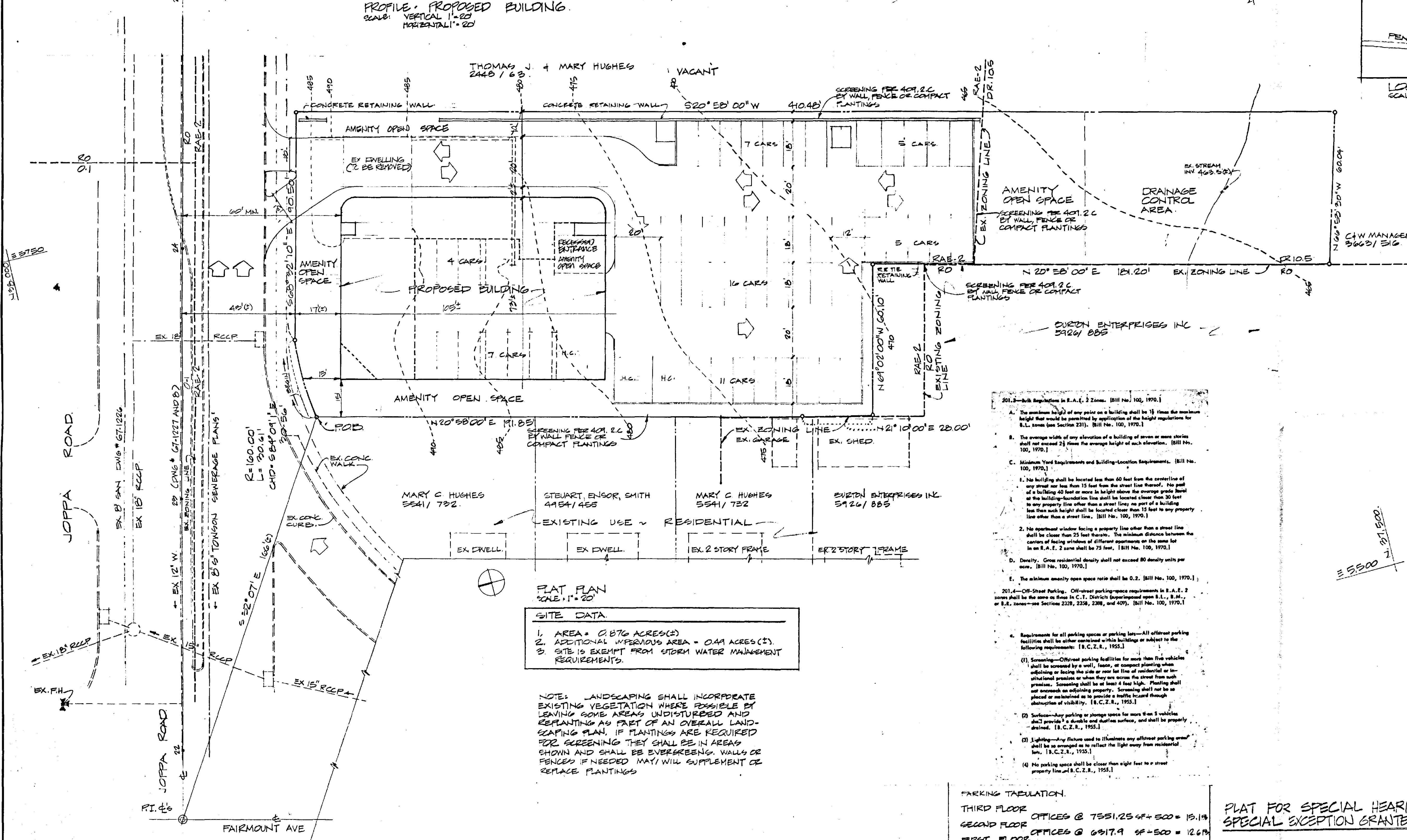
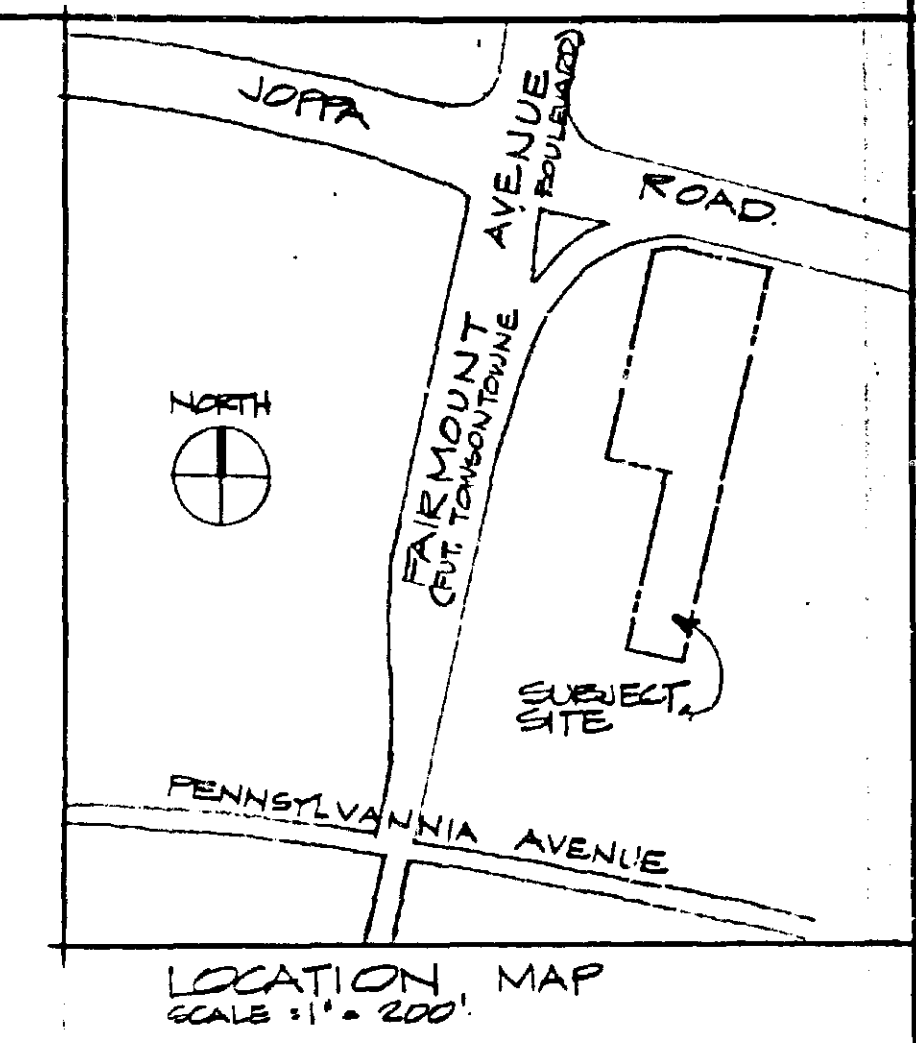
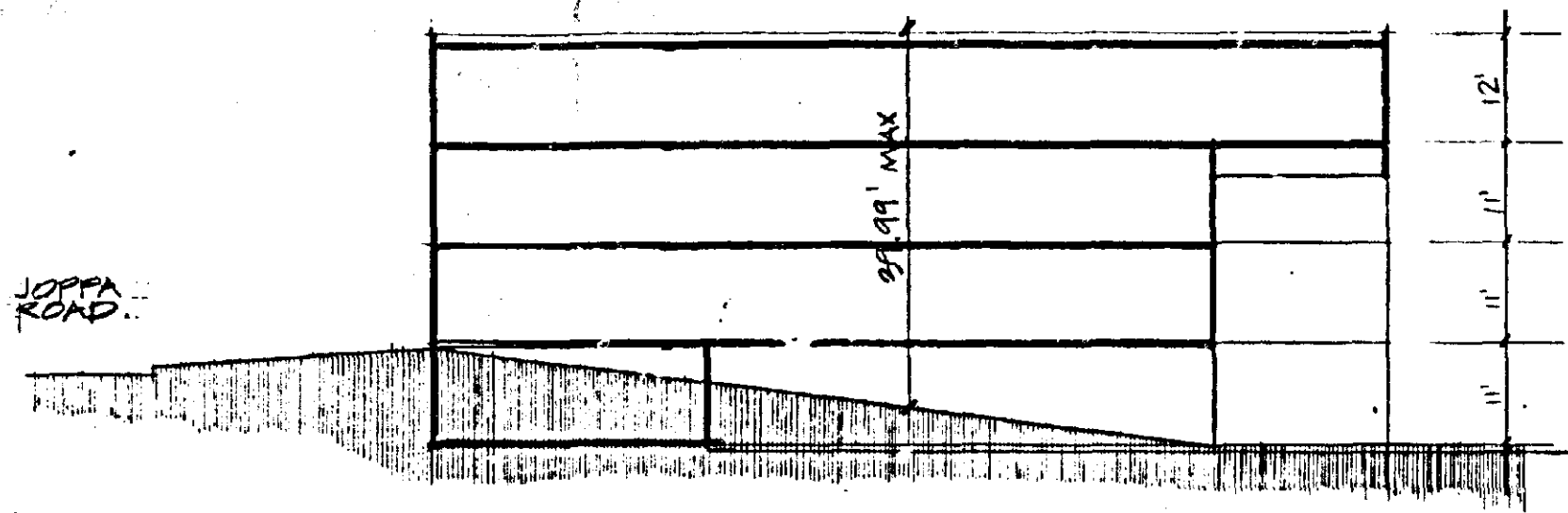
10/10/77

10/10/77

10/10/77

10/10/77





**SITE DATA**

1. AREA = 0.876 ACRES(±)
2. ADDITIONAL IMPROVED AREA = 0.44 ACRES(±)
3. SITE IS EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS

**201.2—Bulk Regulations in R.A.E. 2 Zone. [Bill No. 100, 1970.]**

- A. The maximum height of any point on a building shall be 15 times the maximum height that would be permitted by application of the height regulations for R.A. zones (see Section 231). [Bill No. 100, 1970.]
- B. The average width of any elevation of a building of seven or more stories shall not exceed 24 times the average height of such elevation. [Bill No. 100, 1970.]
- C. Minimum Yard Requirements and Building-Location Requirements. [Bill No. 100, 1970.]
  1. No building shall be located less than 60 feet from the centerline of any street nor less than 15 feet from the street line thereof. No part of a building 40 feet or more in height above the average grade level of the building-foundation line shall be located closer than 30 feet to any property line other than a street line, no part of a building less than such height shall be located closer than 15 feet to any property line other than a street line. [Bill No. 100, 1970.]
  2. No apartment window facing a property line other than a street line shall be closer than 25 feet therefrom. The minimum distance between the centers of facing windows of different apartments on the same lot in an R.A.E. 2 zone shall be 75 feet. [Bill No. 100, 1970.]
  - D. Density. Gross residential density shall not exceed 80 density units per acre. [Bill No. 100, 1970.]
  - E. The minimum amenity open space ratio shall be 0.2. [Bill No. 100, 1970.]

**201.4—Off-Street Parking. Off-street parking-space requirements in R.A.E. 2 zones shall be the same as those in C.T. Districts (superimposed upon R.A., B.M., or R.A. zones—see Sections 232, 238, and 407). [Bill No. 100, 1970.]**

**PARKING TABULATION.**

THIRD FLOOR OFFICES @ 7551.25 SF ÷ 500 = 15.10  
 SECOND FLOOR OFFICES @ 6817.9 SF ÷ 500 = 13.64  
 FIRST FLOOR OFFICES @ 6817.9 SF ÷ 500 = 13.64  
 GROUND FLOOR OFFICES/STORAGE @ 2161.9 SF ÷ 200 = 10.81

**TOTAL PARKING REQUIRED = 53.19 = 54 SP**

**PARKING PROVIDED:**

43 PARKING SPACES (OUTDOOR) = 43 SP  
 11 PARKING SPACES (UNDER COVER) = 11 SP

**TOTAL PARKING PROVIDED = 54 SP**

(INCLUDES 8 HANDICAPPED ACCESSIBLE PARKING SPACES, 1 UNDER COVER, OUTDOOR)

**PLAT FOR SPECIAL HEARING AMMENDMENT OF SPECIAL EXCEPTION GRANTED IN CASE #83-74-X**

**NOTES:**

1. THIS PLAN IS SUBJECT TO SECTION 202- DEVELOPMENT PLAN (DC2P)
2. AMENITY OPEN SPACE REQ'D: 23350 SF x .2 = 4670 SF(±)  
 AMENITY OPEN SPACE SHOWN: IN P.A.E. = 5049 SF(±)  
 IN DR. = 2400 SF(±)  
 TOTAL = 7449 SF(±)
3. LANDSCAPING SHALL BE PROVIDED.
4. ANY PROPOSED SHAWS SHALL BE GOVERNED BY SEC. 22.1234 (DC2P)
5. PROPOSED CONSTRUCTION WILL COMPLY WITH APPROPRIATE REGULATIONS PERTAINING TO PROVISIONS FOR HANDICAPPED PERSONS, INsofar AS ELEVATOR, CURB CUTS, SIGNS AND ACCESS, ETC. INCLUDING 3 PARKING SPACES DESIGNATED FOR HANDICAPPED USE.

**THE ITC BUILDING**

405 EAST JOPPA ROAD  
 TOWSON  
 BALTIMORE COUNTY  
 9TH ELECTION DISTRICT

MARYLAND

**OWNER:**  
 INTERNATIONAL TRADING CO.  
 MERCANTILE BUILDING  
 BOWEN, MARYLAND, 21204.

**STRUCTURAL ENGINEERS**  
 GEORGE EVANS ASSOCIATES

**MECHANICAL/ELECTRICAL ENGINEERS**  
 MILLER SCHUERHOLZ ASSOCS.

**CIVIL/SITE ENGINEERS**  
 CENTURY ENGINEERING INC.



**Richter Cornbrooks Gribble, Inc.**

Architects/Planners  
 2120 North Charles Street  
 Baltimore, Maryland 21218

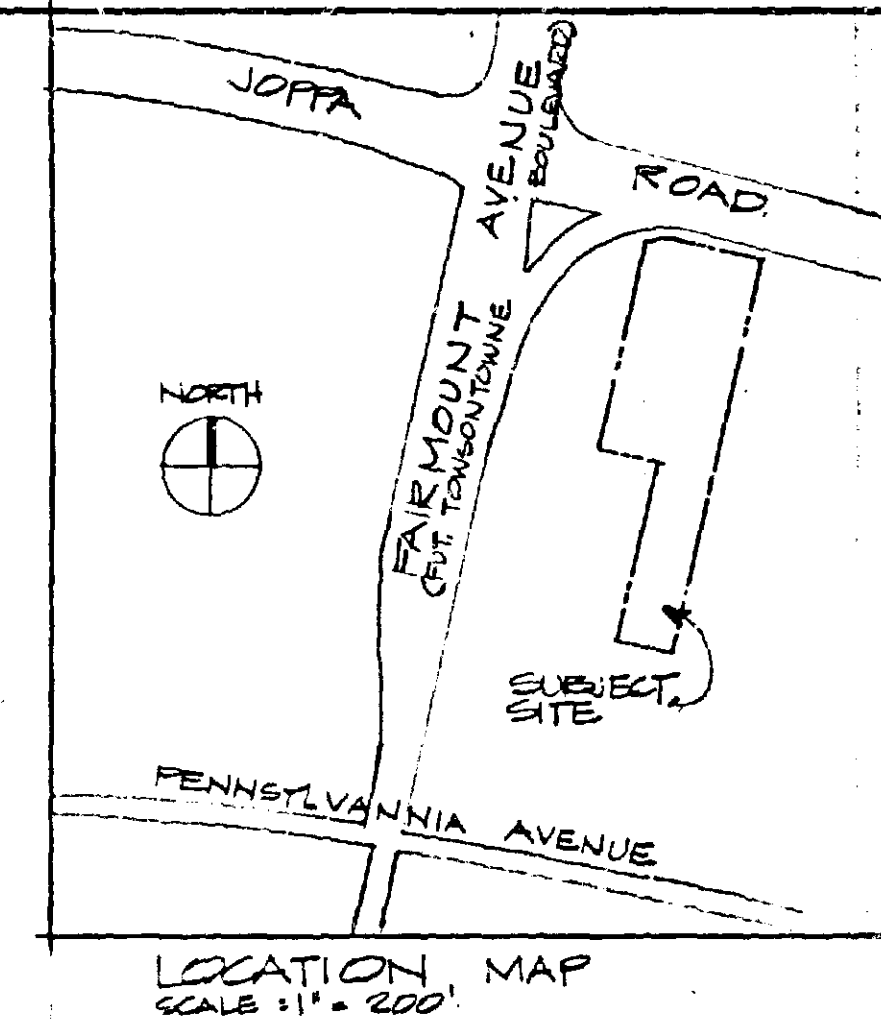
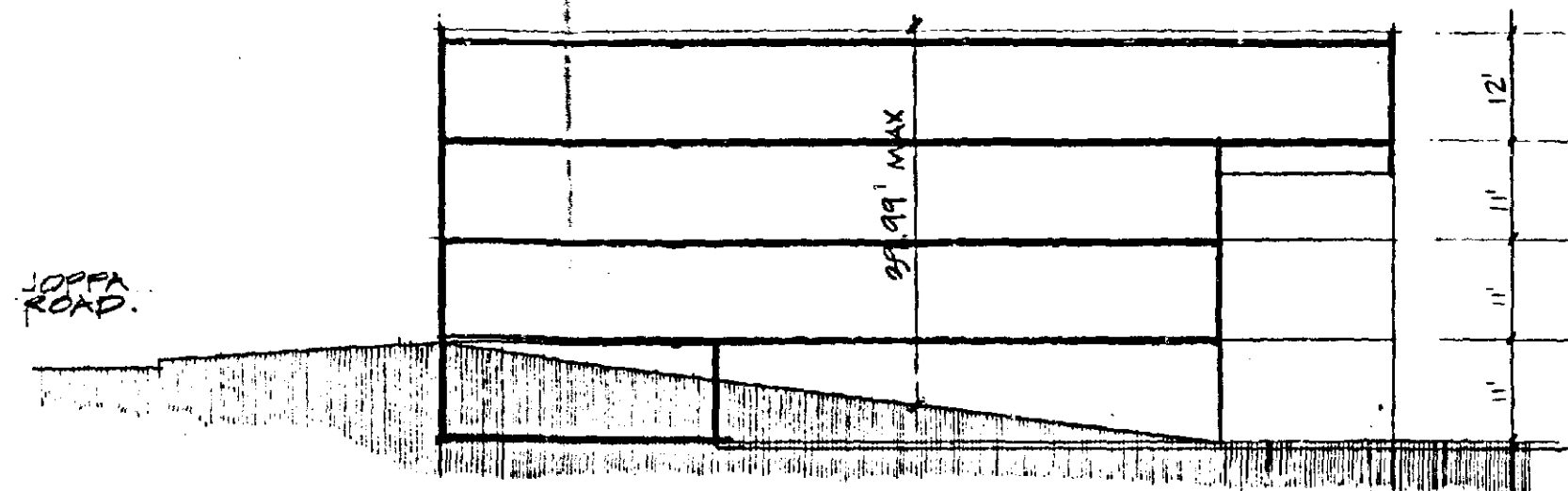
**Revisions:**

No.	Date	Description
1	3/25/74	REVISIONS

Date: 23 MAR 74 Job No: 8860.01  
 Drawing No:

**PP 1**

APR 2 1974  
 REVISED PLANS



# THE ITC BUILDING

405 EAST JOPPA ROAD  
TOWSON MARYLAND

BALTIMORE COUNTY 9TH ELECTION DISTRICT

OWNER:  
INTERNATIONAL TRADING CO.  
MERCANTILE BUILDING  
DOWNTOWN, MARYLAND, 21204

STRUCTURAL  
ENGINEERS

GEORGE EVANS ASSOCIATES

MECHANICAL/  
ELECTRICAL  
ENGINEERS

MILLER SCHUERHOLZ ASSOC.

CIVIL/ SITE  
ENGINEERS

CENTURY ENGINEERING INC.



**Richter  
Cornbrooks  
Gribble, Inc.**  
Architects/Planners

2120 North Charles Street  
Baltimore, Maryland 21218

Revisions:  
No. Date

1 2/24/84 EXISTING PROPERTY SPACE

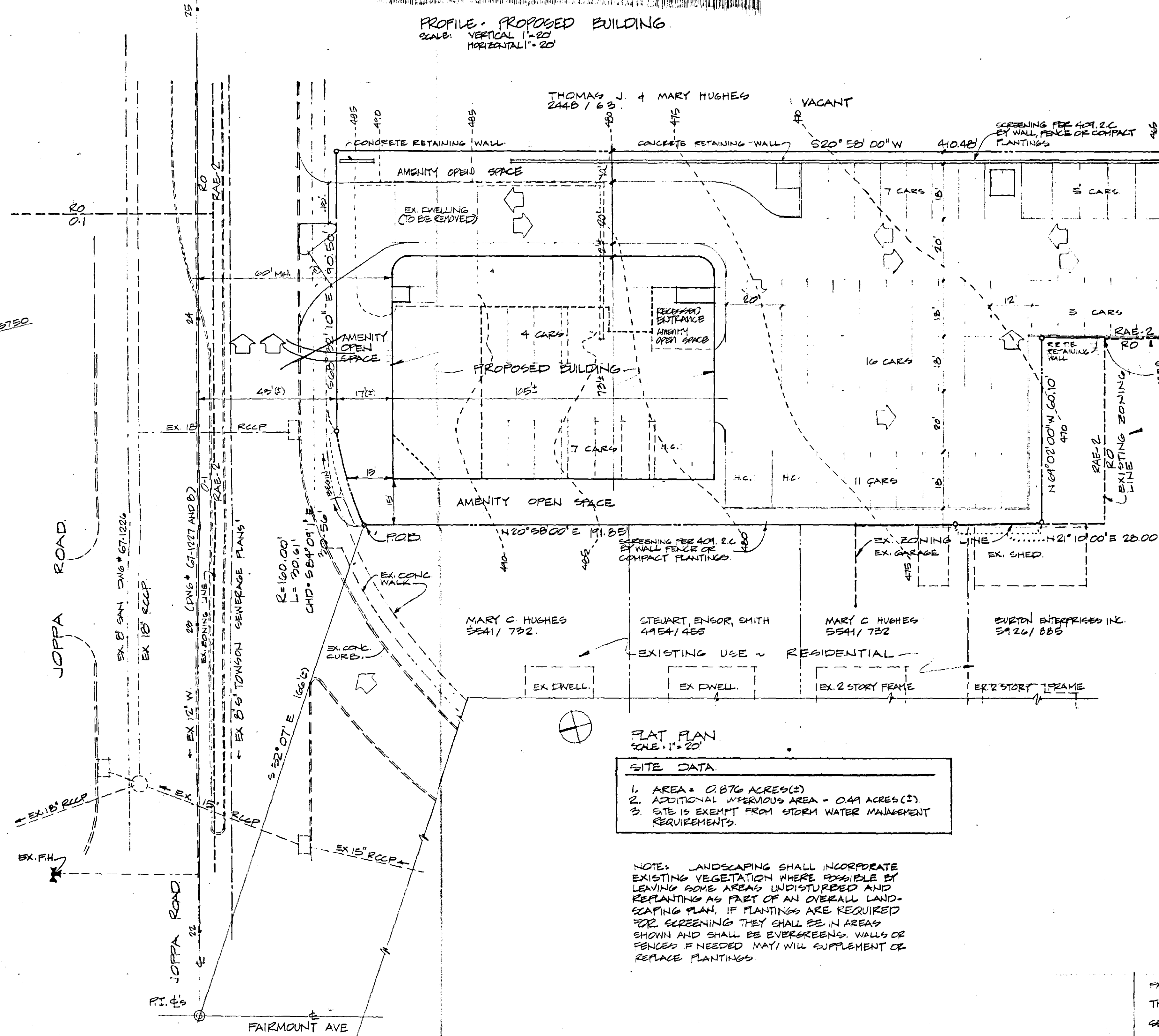
Date: 23 MAR 84 Job No: 6850.01

Drawing No:

PP 1

APR 2 1984

REVISED PLANS



- 201.3—Bulk Regulations in R.A.E. 2 Zones. [Bill No. 100, 1970.]
- A. The maximum height of any point on a building shall be 1 1/2 times the maximum height that would be permitted by application of the height regulations for R.A.E. zones (see Section 231). [Bill No. 100, 1970.]
  - B. The average width of any elevation of a building of seven or more stories shall not exceed 2 1/2 times the average height of such elevation. [Bill No. 100, 1970.]
  - C. Minimum Yard Requirements and Building-Location Requirements. [Bill No. 100, 1970.]
    1. No building shall be located less than 40 feet from the centerline of any street nor less than 15 feet from the street line thereof. No part of a building 40 feet or more in height above the average grade level of the building-foundation line shall be located closer than 30 feet to any property line other than a street line; no part of a building less than such height shall be located closer than 15 feet to any property line other than a street line. [Bill No. 100, 1970.]
    2. No apartment window facing a property line other than a street line shall be closer than 25 feet therefrom. The minimum distance between the centers of facing windows of different apartments on the same lot in an R.A.E. 2 zone shall be 75 feet. [Bill No. 100, 1970.]
    - D. Density. Gross residential density shall not exceed 80 density units per acre. [Bill No. 100, 1970.]
    - E. The minimum amenity open space ratio shall be 0.2. [Bill No. 100, 1970.]
- 201.4—Off-Street Parking. Off-street parking-space requirements in R.A.E. 2 zones shall be the same as those in C.T. Districts (superimposed upon R.A.E. 2 zones) as shown in Sections 232B, 232B, 232B, and 409. [Bill No. 100, 1970.]

1. Screening—Off-street parking facilities for more than five vehicles shall be screened by a wall, fence, or compact planting when adjacent to or facing the side or rear lot line of residential or institutional premises or when they are across the street from such premises. Screening shall be at least 4 feet high. Planting shall not encroach on adjoining property. Screening shall not be so placed or maintained as to provide a traffic hazard through obstruction of visibility. [B.C.Z.R., 1955.]
2. Surface—Any parking or storage space for more than five vehicles shall provide a durable and skidproof surface, and shall be properly drained. [B.C.Z.R., 1955.]
3. Lighting—Any fixtures used to illuminate any off-street parking area shall be so arranged as to reflect the light away from residential lots. [B.C.Z.R., 1955.]
4. No parking space shall be closer than eight feet to a street property line. [B.C.Z.R., 1955.]

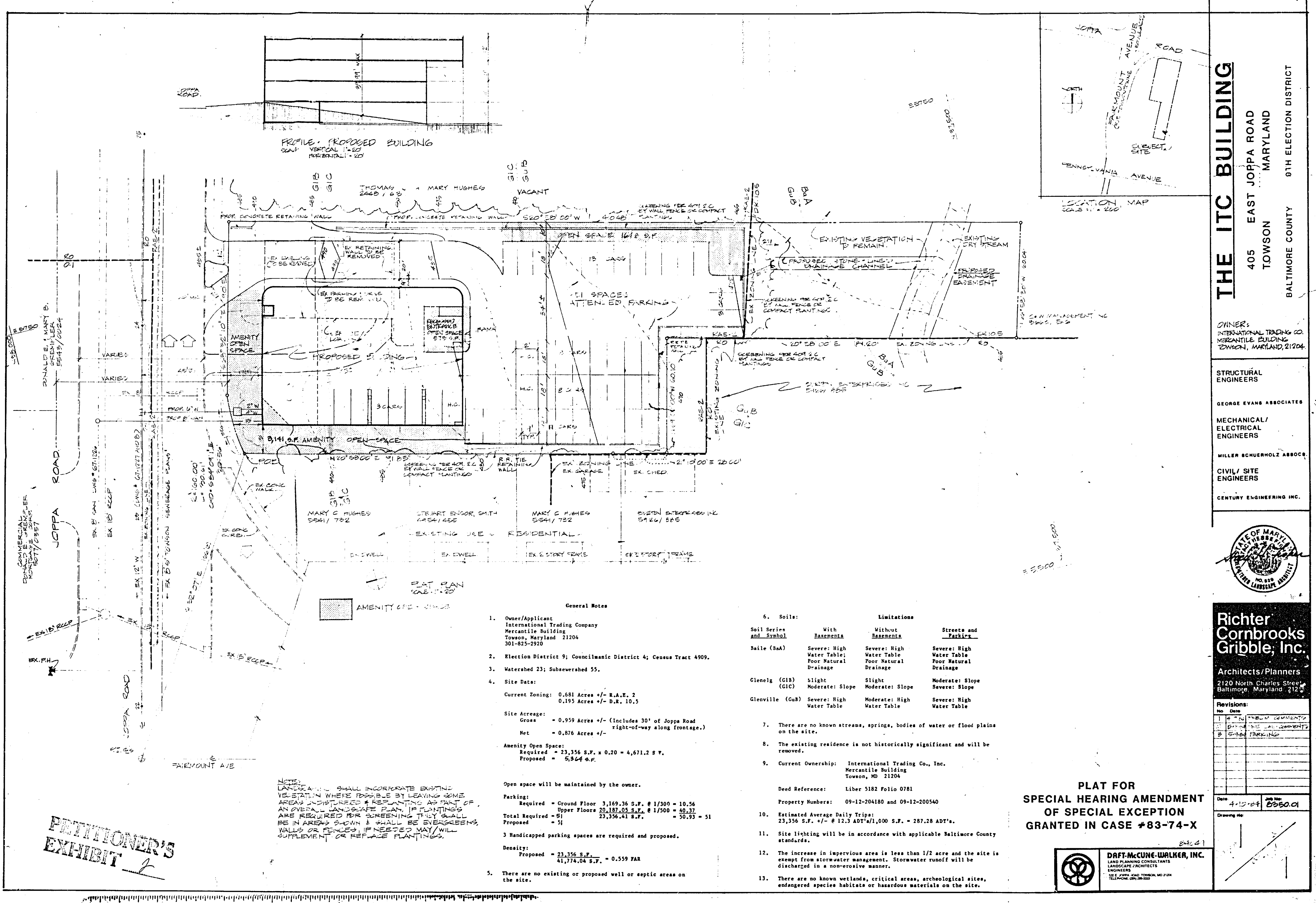
PARKING TABULATION

THIRD FLOOR	OFFICES @ 7551.25 SF + 500 = 15.19
SECOND FLOOR	OFFICES @ 6917.9 SF + 500 = 12.69
FIRST FLOOR	OFFICES @ 6917.9 SF + 500 = 12.69
GROUND FLOOR	OFFICES/STORAGE @ 2164.36 SF + 200 = 10.82
TOTAL PARKING REQUIRED	= 50.9 = 51.0
PARKING PROVIDED:	
	43 PARKING SPACES (OUTDOOR) = 43.0
	11 PARKING SPACES (UNDER COVER) = 11.0
TOTAL PARKING PROVIDED	= 54.0
(INCLUDES 3 HANDICAPPED ACCESSIBLE PARKING SPACES, 1 UNDER COVER, 2 OUTDOOR)	

## PLAT FOR SPECIAL HEARING AMMENDMENT OF SPECIAL EXCEPTION GRANTED IN CASE # 83-74-X

- NOTES
1. THIS PLAN IS SUBJECT TO SECTION 202-DEVELOPMENT PLAN (B.C.Z.R.)
  2. AMENITY OPEN SPACE REQ'D: 23,350 SF. EX. 2: 6072 SF (2) AMENITY OPEN SPACE SHOWN: IN P.A.E. = 6049 SF (2) IN P.R. = 2400 SF (2) TOTAL = 7449 SF (2)
  3. LANDSCAPING SHALL BE PROVIDED.
  4. ANY PROPOSED SIGNS SHALL BE GOVERNED BY SEC. 20.234 (B.C.Z.R.)
  5. PROPOSED CONSTRUCTION SHALL COMPLY WITH APPROPRIATE REGULATIONS PERTAINING TO PROVISIONS FOR HANDICAPPED PERSONS, INsofar AS ELEVATOR, CURB CUTS, SIGNS AND ACCESS, ETC. INCLUDING 3 PARKING SPACES DESIGNATED FOR HANDICAPPED USE.





**THE ITC BUILDING**  
405 EAST JOPPA ROAD  
TOWSON  
BALTIMORE COUNTY  
9TH ELECTION DISTRICT

OWNER:  
INTERNATIONAL TRADING CO.  
MERCANTILE BUILDING  
TOWSON, MARYLAND 21204

STRUCTURAL ENGINEERS  
GEORGE EVANS ASSOCIATES

MECHANICAL/ELECTRICAL ENGINEERS  
MILLER SCHUERNHOLZ ASSOC.

CIVIL/SITE ENGINEERS  
CENTURY ENGINEERING INC.



**Richter Cornbrooks Gribble, Inc.**  
Architects/Planners  
2120 North Charles Street  
Baltimore, Maryland 21201

Revisions:	
No.	Date
1	4-12-04
2	5-10-04
3	5-10-04
4	5-10-04
5	5-10-04
6	5-10-04
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100	5-10-04

PLAT FOR  
SPECIAL HEARING AMENDMENT  
OF SPECIAL EXCEPTION  
GRANTED IN CASE #83-74-X



**DAFT-MCCUNE-WALKER, INC.**  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS  
100 E. JOPPA ROAD, TOWSON, MD 21204  
TELEPHONE: (410) 286-3333

- General Notes**
- Owner/Applicant: International Trading Company, Mercantile Building, Towson, Maryland 21204, 301-825-2920.
  - Election District 9; Councilmanic District 4; Census Tract 4909.
  - Watershed 23; Subwatershed 55.
  - Site Data:  
Current Zoning: 0.681 Acres +/- R.A.E. 2, 0.195 Acres +/- D.R. 10.5  
Site Acreage:  
Gross = 0.959 Acres +/- (Includes 30' of Joppa Road right-of-way along frontage.)  
Net = 0.876 Acres +/-  
Amenity Open Space:  
Required = 23,356 S.F. x 0.20 = 4,671.2 S.F.  
Proposed = 5,364 S.F.  
Open space will be maintained by the owner.  
Parking:  
Required = Ground Floor 3,169.36 S.F. @ 1/300 = 10.56  
Upper Floors 20,187.05 S.F. @ 1/500 = 40.37  
Total Required = 51  
Proposed = 51  
3 Handicapped parking spaces are required and proposed.  
Density:  
Proposed = 23,356 S.F. / 41,774.04 S.F. = 0.559 FAR
  - There are no existing or proposed well or septic areas on the site.

- | Soil Series and Symbol | With Basements                                  | Without Basements                               | Streets and Parking                             |
|------------------------|---|---|---|
|                        | Limitations                                     | Limitations                                     |   |
| Baile (BaA)            | Severe: High Water Table; Poor Natural Drainage | Severe: High Water Table; Poor Natural Drainage | Severe: High Water Table; Poor Natural Drainage |
| Glenelg (GIB) (GIC)    | Slight Moderate: Slope                          | Slight Moderate: Slope                          | Moderate: Slope; Severe: Slope                  |
| Glenville (Gub)        | Severe: High Water Table                        | Moderate: High Water Table                      | Severe: High Water Table                        |
- There are no known streams, springs, bodies of water or flood plains on the site.
  - The existing residence is not historically significant and will be removed.
  - Current Ownership: International Trading Co., Inc., Mercantile Building, Towson, MD 21204.  
Deed Reference: Liber 5182 Folio 0781  
Property Numbers: 09-12-204180 and 09-12-200540
  - Estimated Average Daily Trips: 23,356 S.F. +/- @ 12.3 ADT\*/1,000 S.F. = 287.28 ADT's.
  - Site lighting will be in accordance with applicable Baltimore County standards.
  - The increase in impervious area is less than 1/2 acre and the site is exempt from stormwater management. Stormwater runoff will be discharged in a non-erosive manner.
  - There are no known wetlands, critical areas, archeological sites, endangered species habitats or hazardous materials on the site.

PETITIONER'S  
EXHIBIT 2



# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 27, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

W. Lee Thomas, Esquire  
409 Washington Avenue  
Suite 314  
Towson, Maryland 21204

RE: Case No. 84-308-SPE (Item No. 256)  
Petitioner - International Trading Company, Inc.  
Special Hearing Petition

Dear Mr. Thomas:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to amend the site plan filed in Case #83-74-X by deleting the proposed apartments and changing the shape of the proposed building, this special hearing is required.

As indicated in the comments of the Office of Current Planning, compliance with Section 202 of the zoning regulations (i.e. Planning Board approval) must be obtained before any building permit is issued. In addition, particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory

cc: Richter, Cornbrooks, Gribble, Inc.  
2120 North Charles Street  
Baltimore, Maryland 21218

Enclosures



HARRY J. PISTEL, P.E.  
DIRECTOR

May 4, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #256 (1983-1984)  
Property Owner: International Trading Co., Inc.  
7 corner Joppa Road and Fairmount Avenue  
Acres: 0.876 District: 9th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## General:

Comments were supplied in conjunction with the Zoning Advisory Committee reviews of this property for Items 251 (1981-1982) and 73 (1970-1971) and Item 20 Zoning Cycle III (April-October 1972).

This office has no further comment in regard to this Item #256 (1983-1984).

Very truly yours,

*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EM:FW:iss

cc: H. Shalowitz (ITC Building)

N-W Key Sheet  
38 NE 4 Pos. Sheet  
NE 10 A Topo  
70A Tax Map

Encs.

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

June 21, 1982

Re: Item #251 (1981-1982)  
Property Owner: International Trading Company, Inc.  
S/E corner Joppa Rd. and Fairmount Avenue  
Acres: 0.876 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 73 (1970-1971) are referred to for your consideration.

This office has no further comment in regard to the plat submitted for Zoning Advisory Committee review in connection with this Item 251 (1981-1982).

Very truly yours,

*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EM:FW:iss

cc: Jack W. Bley

N-W Key Sheet  
38 NE 4 Pos. Sheet  
NE 10 A Topo  
70A Tax Map

Attachment

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Edward Hardisty  
ATTN: Oliver L. Myers

Date: December 8, 1970

FROM: Ellsworth N. Dyer, P.E.

SUBJECT: Item 73 (1970-1971)  
Property Owner: Dr. Harry Levin, et al  
S/E cor. int. of Joppa Road and Towntown Blvd.  
Present Zoning: RA and R-6  
Proposed Zoning: RA with Special Exception for offices;  
Special Hearing for off street parking  
District: 9th  
No. Acres: 0.88

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## Highways:

Joppa Road, an existing County road, was recently improved in this area as a divided highway with closed roadway sections. No further highway improvements are proposed.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be constructed in accordance with Baltimore County Standards.

## Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

## Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item 73 (1970-1971)  
Property Owner: Dr. Harry Levin, et al  
Page 2  
December 8, 1970

## Storm Drains: (Cont'd)

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

## Water and Sanitary Sewers:

Both public water supply and sanitary sewerage are available to serve this property.

*Ellsworth N. Dyer*  
ELLSWORTH N. DYER, P.E.  
Chief, Bureau of Engineering

END:RAM:FW:iss

N-W Key Sheet  
30 NE 4 Position Sheet  
NE 10A Topo  
70A Tax

# Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

April 25, 1972

Bureau of Engineering  
ELLSWORTH N. DYER, P.E., CHIEF

Mr. Oliver L. Myers, Chairman  
Zoning Advisory Committee  
County Office Building  
Towson, Maryland 21204

Re: Item #20 (Cycle April - October 1972)  
Property Owner: International Trading Company  
S/E cor. of Joppa Rd. and Fairmount Ave.  
Present Zoning: D.R. 15  
Proposed Zoning: Reclassification to R.A. 2  
District: 9th No. Acres: 4.09 acres

Dear Mr. Myers:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## Highways:

Joppa Road is an improved divided County arterial street in the vicinity of this property. Fairmount Avenue and the off-ramp therefrom to Joppa Road likewise is being improved as a divided highway to be known as Towntown Boulevard. No further highway improvements are required at this time. Access for this site cannot be approved adjacent to the ramp as indicated on the submitted plan. Construction or reconstruction of any sidewalk, curb and gutter, entrance, etc. required in connection with redevelopment of this site would be the full responsibility of the Developer.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

## Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

## Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Mr. Oliver L. Myers, Chairman  
Zoning Advisory Committee  
Page 2  
April 26, 1972

N-W Key Sheet  
37 NE 4 Position Sheet  
NE 10 A Topo  
70 A Tax Map

Re: Item #20 (Cycle April - October 1972)

## Storm Drains: (Cont'd)

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

A drainage study will be required in connection with any grading or building permit application.

## Water:

Public water supply is available to serve this property. The Developer would be entirely responsible for the construction, and the cost of the construction and maintenance of his onsite water service system which will require supplementary private onsite pumping facilities to serve elevations above 160 feet, the maximum elevation that can be adequately served in the Towson 4th Zone of water service. Fire protection requirements, including any additional public fire hydrants, will be determined by the Fire Bureau.

The Petitioner's engineer will be required to furnish this office with complete data in regard to water demands, including fire protection requirements, so that the adequacy of the existing water system can be determined.

## Sanitary Sewers:

The submitted plan should be revised so as to indicate the method of providing sanitary sewer service to the proposed hi-rise structure. Public sanitary sewerage exists in Joppa Road and Fairmount Avenue. The Petitioner's engineer is responsible for determining, to his own satisfaction, the location and elevations of the existing sewers which are part of the old Towson Sewerage System.

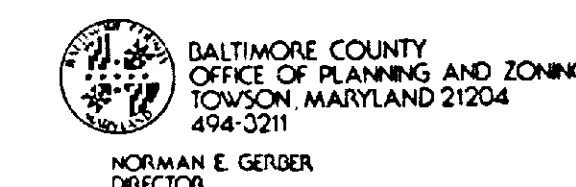
The submitted plan does not provide anticipated sewage flows. A sanitary sewerage study will be required prior to approval of any grading or building permit application, to determine the adequacy of the existing sewerage system to accommodate sewage flows anticipated from the proposed redevelopment of this property. The proposed redevelopment of this site is also subject to the approval of the Maryland State Department of Health.

Very truly yours,

*Ellsworth N. Dyer*  
ELLSWORTH N. DYER, P.E.  
Chief, Bureau of Engineering

END:RAM:FW:iss

cc: Trimmer/Crise/Dellestri/Loos



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 4/5/72  
Item # 256  
Property Owner: International Trading Co., Inc.  
Location: S/E Joppa Rd. & Fairmount Ave.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

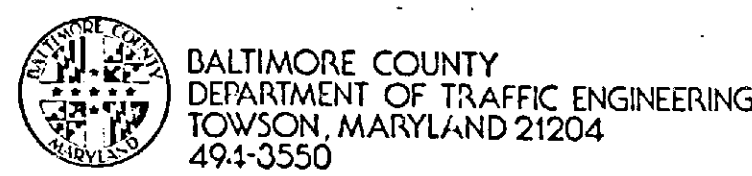
- ( ) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on 4/5/72.
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments:

MUST HAVE PLANNING BOARD APPROVED PLAN FOR RAE 2 ZONE.

*Eugene A. Rober*  
Eugene A. Rober  
Chief, Current Planning and Development

cc: James Howell





STEPHEN E. COLLINS  
DIRECTOR

April 16, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 253, 255 (256) and 257 ZAC-Meeting of April 3, 1984  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 253, 255, 256, and 257.

Michael S. Flanagan  
Traffic Engineering Assoc. II

MSP/ccm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 256 Zoning Advisory Committee Meeting of April 3, 1984

Property Owner: International Trading Co., Inc.

Location: SE/Cor. Joppa Rd. District 9

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for an existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (x) Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s into the atmosphere and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety: two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

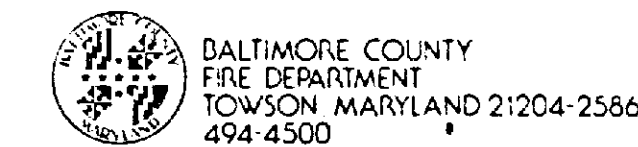
March 29, 1984  
Date

Zoning Item # 256 Zoning Advisory Committee Meeting of April 3, 1984  
Page 2

- (x) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ( ) Soil percolation tests (have been/must be) conducted.  
( ) The results are valid until \_\_\_\_\_  
( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test:  
( ) shall be valid until \_\_\_\_\_  
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- (x) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ( ) Others \_\_\_\_\_

John J. Simpson  
Ian J. Foyt, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



PAUL H. REINCKE  
CHIEF

April 10, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: International Trading Co., Inc.

Location: SE/Cor. Joppa Rd. and Fairmount Avenue

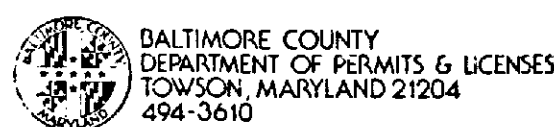
Item No.: 256

Zoning Agenda: Meeting of 4/3/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
  - ( ) 2. A second means of vehicle access is required for the site.
  - ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
  - (x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
  - (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
  - ( ) 6. Site plans are approved, as drawn.
  - ( ) 7. The Fire Prevention Bureau has no comments, at this time.
- REVIEWED BY: [Signature] Noted and Approved: [Signature]  
Planning Section Fire Prevention Bureau  
Special Inspection Division  
/mb Fire hydrant shall be located within 50 feet of sprinkler siamese connection.



TED ZALESKI JR.  
DIRECTOR  
Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

April 10, 1984

Dear Mr. Jablon:

Comments on Item # 256 Zoning Advisory Committee Meeting are as follows:

Property Owner: International Trading Co., Inc.  
Location: SE/Cor. Joppa Road and Fairmount Avenue  
Existing Zoning: R.A.P. - 2  
Proposed Zoning: Special Hearing to approve amendments and modifications of the Special Exception granted in Case #83-74-X and if necessary to provide interpretation of such grant of Special Exception.

Acres: 0.876

District: 9th.

The items checked below are applicable:

- (x) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 14-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (x) A building & other miscellaneous permit shall be required before beginning construction. Separate permits for elevators, retaining walls, paving, fences and other.
- (x) Residential: Three sets of construction drawings are required to file a permit. Miscellaneous application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical data.
- (x) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (x) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 1401, Item 2, Section 1407 and Table 1402, also Section 503.2.
- (x) Requested variance appears to conflict with the Baltimore County Building Code, Section/s \_\_\_\_\_
- (x) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (x) Before this office can consent on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 1401.
- (x) Comments - See Bill 14-82, Section 629.1 - Any building over 15'-0" at the lowest point of grade to the roof level shall be sprinkled. Show entrance point for handicapped and elevator location. Handicapped spaces shall be posted with approved signs, show all ramps and curb cuts.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burdick, Chief  
Plans Review

N RE: PETITION SPECIAL HEARING BEFORE THE  
S/S of Joppa Road, 1661 SE of  
the centerline of Fairmount  
Avenue - 9th Election District  
OF BALTIMORE COUNTY  
International Trading Company, Inc., Case No. 84-308-SFH  
Petitioner \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests to amend and modify the special exception previously granted in Case No. 83-74-X, as more fully described on Petitioner's exhibit 2.

The Petitioner, by its Executive Vice President, Harold T. Rubin, appeared and testified and was represented by Counsel. Also testifying for the Petitioner was George Gavrelis, an expert planner. Louis Mangione, representing Mangione Family Enterprises, the owner of adjacent property, appeared as a Pro-Testant.

Testimony indicated that the subject property, zoned R.A.P.2, was previously granted a special exception for an office building containing offices and two apartments. The Petitioner wishes to delete those apartments and reduce the total area of the building to 23,356 square feet, a reduction of approximately 2,000 square feet, and to change the parking configuration on the property. The building will front on Joppa Road and due to the slope of the property, three stories will be located above grade in the front and four stories will sit on level to the rear. The lower level will also provide some covered parking, some space for small offices and labs, and maintenance areas. Mr. Gavrelis, in his expert opinion, testified that the proposals would generate less traffic than the combination use granted by the special exception cited and would in no way adversely impact on the health, safety, and general welfare of

the community. In fact, the proposed envelope would be smaller than that originally permitted.

In order to satisfy the restrictions of Section 409.2 of the Baltimore County Zoning Regulations (BCZR), the Petitioner has established attendant parking, thereby meeting the lesser requirement of a minimum of 250 square feet per parking space, which includes access aisles.

Mr. Mangione was present primarily to register his appearance. He felt that the special exception would adversely affect his property. However, he did not raise the issue on appeal of Case No. 83-74-X, which the herein Petitioner appealed to specifically delete Restriction 3 imposed by that Order. Mr. Mangione's failure to appeal the granting of the special exception prevents him from now post facto complaining of that decision.

The Petitioner seeks to amend the special exception granted in Case No. 83-74-X pursuant to Section 500.7, BCZR.

It is obvious from the testimony that the proposed modifications will not create an adverse impact on the health, safety, and general welfare of the surrounding community over and above what the original special exception did. Certainly, the request to amend would be within the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of May, 1984, that the amendments to and modifications of Case No. 83-74-X to delete the apartments and reduce the total area of the building to 23,356 square feet and to change the parking configuration are approved, and, as such, the Petition for Special Hearing is hereby GRANTED, from

and after the date of this Order, subject, however, to the following restrictions:

- 1. The Petitioner shall provide at least one attendant to park cars during normal business hours.
- 2. A revised site plan shall be submitted to the Zoning Office reflecting the attendant parking, including the hours the attendant shall be on duty.
- 3. A building permit shall be issued upon compliance with the above; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]  
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING  
DATE May 17, 1984  
BY [Signature]

ORDER RECEIVED FOR FILING  
DATE May 17, 1984  
BY [Signature]



PETITION FOR SPECIAL HEARING

9th Election District

ZONING: Petition for Special Hearing  
LOCATION: South side Joppa Road, 166 ft. Southeast of the centerline of Fairmount Avenue  
DATE & TIME: Wednesday, May 9, 1984 at 1:30 P.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve amendments and modifications of the Special Exception previously granted in Case No. 83-74-X and, if necessary, to provide an interpretation of such grant of Special Exception

Being the property of International Trading Co., Inc., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

W. LEE THOMAS, P. A.  
ATTORNEYS AT LAW  
SUITE 304  
409 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

Arthur Jablon, Esquire  
Zoning Commissioner of Baltimore County  
Office of Planning and Zoning  
Towson, MD 21204

Re: International Trading Company, Inc.  
Petition For Special Hearing  
Case No. 84-308-SPH

Dear Mr. Commissioner:

My client, International Trading Company, Inc., has filed a Petition For Special Hearing in order that it might request certain modifications to the Special Exception granted it in Case # 83-74-X. The major modification to be requested is the elimination of two apartments from the proposed building. Unless we are able to promptly sign contracts with the builders and accept offered financing the project may be delayed for an inordinate period of time or the project may fail.

In view of the time requirements we request that the Petition For Special Hearing filed on March 23, 1984 as Item #256 be heard as soon as possible.

Very truly yours,  
W. Lee Thomas

WLT:lah

W. Lee Thomas, Esquire  
409 Washington Avenue  
Suite 314  
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Hearing  
S/S Joppa Rd., 166' SE of the c/l of  
Fairmount Avenue  
International Trading Co., Inc. - Petitioner  
Case No. 84-308-SPH

TIME: 1:30 P.M.  
DATE: Wednesday, May 9, 1984  
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 5/23/84 ACCOUNT 01-615-000  
AMOUNT \$100.00

RECEIVED FROM W. Lee Thomas  
FOR: Petition for Special Hearing #256

C 112\*\*\*\*\*1000010 6262A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

ARNOLD JABLON  
ZONING COMMISSIONER

May 4, 1984

W. Lee Thomas, Esquire  
409 Washington Avenue  
Suite 314  
Towson, Maryland 21204

Re: Petition for Special Hearing  
S/S Joppa Rd., 166' SE of the c/l of  
Fairmount Avenue  
International Trading Co., Inc. - Petitioner  
Case No. 84-308-SPH

Dear Mr. Thomas:

This is to advise you that \$49.08 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 130273

ARNOLD JABLON  
Zoning Commissioner

DATE 5/9/84 ACCOUNT R-01-615-000

AMOUNT \$49.08

RECEIVED FROM W. Lee Thomas, Esquire  
FOR: Advertising & Posting Case #84-308-SPH  
(International Trading Co., Inc.)

C 097\*\*\*\*\*45010 8104A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING

9th Election District

ZONING: Petition for Special Hearing  
LOCATION: South side Joppa Road, 166 ft. Southeast of the centerline of Fairmount Avenue  
DATE & TIME: Wednesday, May 9, 1984 at 1:30 P.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve amendments and modifications of the Special Exception previously granted in Case No. 83-74-X and, if necessary, to provide an interpretation of such grant of Special Exception

Being the property of International Trading Co., Inc., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.  
DIRECTOR

May 4, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #256 (1983-1984)  
Property Owner: International Trading Co., Inc.  
S/E corner Joppa Road and Fairmount Avenue  
Acres: 0.876 District: 9th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied in conjunction with the Zoning Advisory Committee reviews of this property for Items 251 (1981-1982) and 73 (1970-1971) and Item 20 Zoning Cycle III (April-October 1972).

This office has no further comment in regard to this Item #256 (1983-1984).

Very truly yours,  
Robert A. Morton, P.E., Chief  
Bureau of Public Services

RAM:EMH:FWR:ss

cc: H. Shalowitz (ITC Building)

N-W Key Sheet  
38 NE 4 Topo Sheet  
NE 10 A Topo  
70A Tax Map

Encls.

June 21, 1982

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #251 (1981-1982)  
Property Owner: International Trading Company, Inc.  
S/S corner Joppa Rd. and Fairmount Avenue  
Acres: 0.876 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 73 (1970-1971) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 251 (1981-1982).

Very truly yours,

(SIGNED) ROBERT A. MORTON  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EMH:FWR:ss

cc: Jack Wimbley

N-W Key Sheet  
38 NE 4 Topo Sheet  
NE 10 A Topo  
70A Tax Map

Attachment

N RE: PETITION SPECIAL HEARING  
S/S of Joppa Road, 166' SE of  
the centerline of Fairmount  
Avenue - 9th Election District  
International Trading Company,  
Inc.,

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 84-308-SPH

Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests to amend and modify the special exception previously granted in Case No. 83-74-X, as more fully described on Petitioner's Exhibit 2.

The Petitioner, by its Executive Vice President, Harold T. Rubin, appeared and testified and was represented by Counsel. Also testifying for the Petitioner was George Gavrellis, an expert planner. Louis Mangione, representing Mangione Family Enterprises, the owner of adjacent property, appeared as a Pro-Testant.

Testimony indicated that the subject property, zoned R.A.E.2, was previously granted a special exception for an office building containing offices and two apartments. The Petitioner wishes to delete those apartments and reduce the total area of the building to 23,356 square feet, a reduction of approximately 2,000 square feet, and to change the parking configuration on the property. The building will front on Joppa Road and due to the slope of the property, three stories will be located above grade in the front and four stories will sit on ground level to the rear. The lower level will also provide some covered parking, some space for small offices and labs, and maintenance areas. Mr. Gavrellis, in his expert opinion, testified that the proposals would generate less traffic than the combination use granted by the special exception cited and would in no way adversely impact on the health, safety, and general welfare of



the community. In fact, the proposed envelope would be smaller than that originally permitted.

In order to satisfy the restrictions of Section 409.2 of the Baltimore County Zoning Regulations (BCZR), the Petitioner has established attendant parking, thereby meeting the lesser requirement of a minimum of 250 square feet per parking space, which includes access aisles.

Mr. Mangione was present primarily to register his appearance. He felt that the special exception would adversely effect his property. However, he did not raise the issue on appeal of Case No. 83-74-X, which the herein Petitioner appealed to specifically delete Restriction 3 imposed by that Order. Mr. Mangione's failure to appeal the granting of the special exception prevents him from now post facto complaining of that decision.

The Petitioner seeks to amend the special exception granted in Case No. 83-74-X pursuant to Section 500.7, BCZR.

It is obvious from the testimony that the proposed modifications will not create an adverse impact on the health, safety, and general welfare of the surrounding community over and above what the original special exception did. Certainly, the request to amend would be within the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17 day of May, 1984, that the amendments to and modifications of Case No. 83-74-X to delete the apartments and reduce the total area of the building to 23,356 square feet and to change the parking configuration are approved and, as such, the Petition for Special Hearing is hereby GRANTED, from

- 2 -

and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner shall provide at least one attendant to park cars during normal business hours.
2. A revised site plan shall be submitted to the Zoning Office reflecting the attendant parking, including the hours the attendant shall be on duty.
3. A building permit shall be issued upon compliance with the above; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

- 3 -

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty  
ATTN: Oliver L. Myers  
FROM: Ellsworth N. Diver, P.E.

Date: December 8, 1970

SUBJECT: Item 73 (1970-1971)  
Property Owner: Dr. Harry Levin, et al  
S/E cor. int. of Joppa Road and Townsontown Blvd.  
Present Zoning: RA and R-5  
Proposed Zoning: RA with Special Exception for offices;  
District: 9th  
No. Acres: 0.88  
Special Hearing for off street parking

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Joppa Road, an existing County road, was recently improved in this area as a divided highway with closed roadway sections. No further highway improvements are proposed.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be constructed in accordance with Baltimore County Standards.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

### Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item 73 (1970-1971)  
Property Owner: Dr. Harry Levin, et al  
Page 2  
December 8, 1970

### Storm Drains (Cont'd)

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

### Water and Sanitary Sewer:

Both public water supply and sanitary sewerage are available to serve this property.

*[Signature]*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:RAM:FW:ess

N-W Key Sheet  
30 NE 1/4 Position Sheet  
NE 1/4 Topo  
70A Tax

Baltimore County, Maryland  
Department of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204  
April 26, 1972

Bureau of Engineering  
ELLSWORTH N. DIVER, P.E. CHIEF

Mr. Oliver L. Myers, Chairman  
Zoning Advisory Committee  
County Office Building  
Towson, Maryland 21204

Re: Item #20 (Cycle April - October 1972)  
Property Owner: International Trading Company  
S/E cor. of Joppa Rd. and Fairmount Ave.  
Present Zoning: D.R. 15  
Proposed Zoning: Reclassification to R.A.C. 2  
District: 9th No. Acres: 4.09 acres

Dear Mr. Myers:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Joppa Road is an improved divided County arterial street in the vicinity of this property. Fairmount Avenue and the off-ramp therefrom to Joppa Road is being improved as a divided highway to be known as Townsontown Boulevard. No further highway improvements are required at this time. Access for this site cannot be approved adjacent to the ramp as indicated on the submitted plan. Construction or reconstruction of any sidewalk, curb and gutter, entrance, etc. required in connection with redevelopment of this site would be the full responsibility of the Developer.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

### Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Mr. Oliver L. Myers, Chairman  
Zoning Advisory Committee  
Page 2  
April 26, 1972

N-W Key Sheet  
30 NE 1/4 Position Sheet  
NE 1/4 Topo  
70A Tax Map

Re: Item #20 (Cycle April - October 1972)

### Storm Drains (Cont'd)

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

A drainage study will be required in connection with any grading or building permit application.

### Water:

Public water supply is available to serve this property. The Developer would be entirely responsible for the construction, and the cost of the construction and maintenance of his onsite water service system which will require supplementary private onsite pumping facilities to serve elevations above 100 feet. The maximum elevation that can be adequately served in the Towson 4th Zone of water service. Fire protection requirements, including any additional public fire hydrants, will be determined by the Fire Bureau.

The Petitioner's engineer will be required to furnish this office with complete data in regard to water demands, including fire protection requirements, so that the adequacy of the existing water system can be determined.

### Sanitary Sewer:

The submitted plan should be revised so as to indicate the method of providing sanitary sewer service to the proposed hi-rise structure. Public sanitary sewerage exists in Joppa Road and Fairmount Avenue. The Petitioner's engineer is responsible for determining, to his own satisfaction, the location and elevations of the existing sewers which are part of the old Towson Sewerage System.

The submitted plan does not provide anticipated sewage flows. A sanitary sewerage study will be required prior to approval of any grading or building permit application, to determine the adequacy of the existing sewerage system to accommodate sewage flows anticipated from the proposed redevelopment of this property. The proposed redevelopment of this site is also subject to the approval of the Maryland State Department of Health.

Very truly yours,  
*[Signature]*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:RAM:FW:ess

cc: Trimmer/Criss/Vellestri/Loos

MARCH 28 1984

IC BUILDING  
JOB NO. 8350.01

MEMO TO FILE  
RE: AMENITY OPEN SPACE CALCULATION

EAST OF ENTRANCE DRIVE	10' X 120'	1500 SF
NORTH OF BUILDING	17' X 40'	680
	+ 30' X 13'	390
	+ 30' X 4 1/2'	60
	+ 17' X 1 1/2'	25
WEST OF BUILDING	15' X 106'	1590
SOUTH OF BUILDING (OVERHANG)	24' X 20'	480
CANTILEVER C.N. CORNER	14' X 1 1/2'	21
		5076 SF

EDL  
DKK

Mangione Family Enterprises

1205 York Road/Pennhouse  
Luttrell, Maryland 21093  
Phone: (201) 825-6400

Nicholas B. Mangione, Chairman of the Board

May 25, 1984

Baltimore County  
Office of Planning & Zoning  
Towson, MD 21204

ATTENTION: Arnold Jablon  
Zoning Commissioner

Re: Petition Special Hearing S/S of Joppa Road,  
166' SE of the centerline of Fairmount Avenue -  
Company, Inc., Petitioner  
Case No. 84-308-SPH

Dear Mr. Jablon:

I received the last copy of your Order for the above captioned Petitioner, and was somewhat surprised when you said in page 2, third paragraph, "Mr. Mangione's failure to appeal the granting of the special exception prevents him from now post facto complaining of that decision".

Again, I do not wish to cause any major objection to your utilization of ITC's property. My main concern throughout (and I or one of my sons has attended each and every hearing) is that I do not lose my RAE-2 zoning, for I have an awful lot of money tied up in this property and it would be a financial loss if I am doing. Again, I repeat, my main concern is to preserve my RAE-2 zoning. If the granting of this request in any way, shape or form jeopardizes my existing zoning I wish to appeal to the highest court.

I have been assured by all that the granting of this exception, followed by a special exception, in no way presents a problem. If this opinion is correct, and I would appreciate your informing me of this, then I will not appeal the case.